

Plainville Hunting/Tillable Farm
V Road
Plainville, KS 67663

\$315,000
159.510± Acres
Rooks County



Plainville Hunting/Tillable Farm
Plainville, KS / Rooks County

SUMMARY

Address

V Road

City, State Zip

Plainville, KS 67663

County

Rooks County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

39.267217 / -99.451637

Acreage

159.510

Price

\$315,000

Property Website

<https://arrowheadlandcompany.com/property/plainville-hunting-tillable-farm-rooks-kansas/88108/>



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Plainville, KS / Rooks County

PROPERTY DESCRIPTION

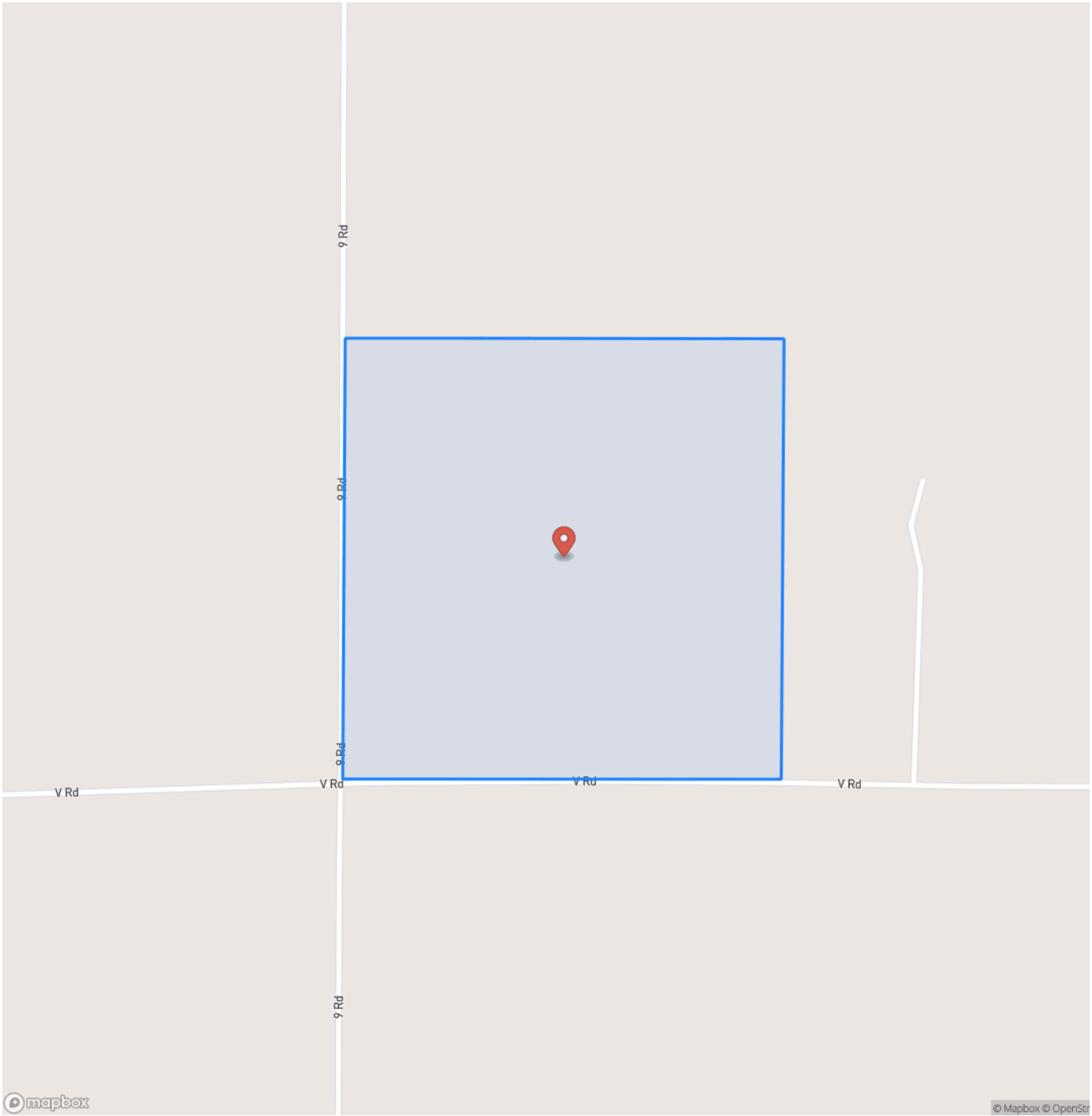
PRICE REDUCED!! This 159.51 +/- acre tract in Rooks County, located just 8 +/- miles from Plainville, Kansas, offers a strong combination of productive cropland and recreational appeal. The property features approximately 141 +/- tillable acres, with the balance consisting of 18 +/- acres of native grasses, mature trees, and natural drainage. The tillable acres are primarily terraced and consist of mostly Class 2c Harney Silt Loam soils with 1 to 3% slopes, providing excellent crop production potential year after year. The soil boasts an impressive average NCCPI of 64.9. The mix of habitat also supports a healthy population of pheasants and quail, and the native acreage with tree cover and drainage corridors creates promising opportunities for both whitetail and mule deer hunting. This property offers both immediate agricultural income and hunting potential, making it a versatile and valuable addition to any farming or recreational portfolio. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Travis Glassman at [\(785\) 672-7134](tel:785.672.7134).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

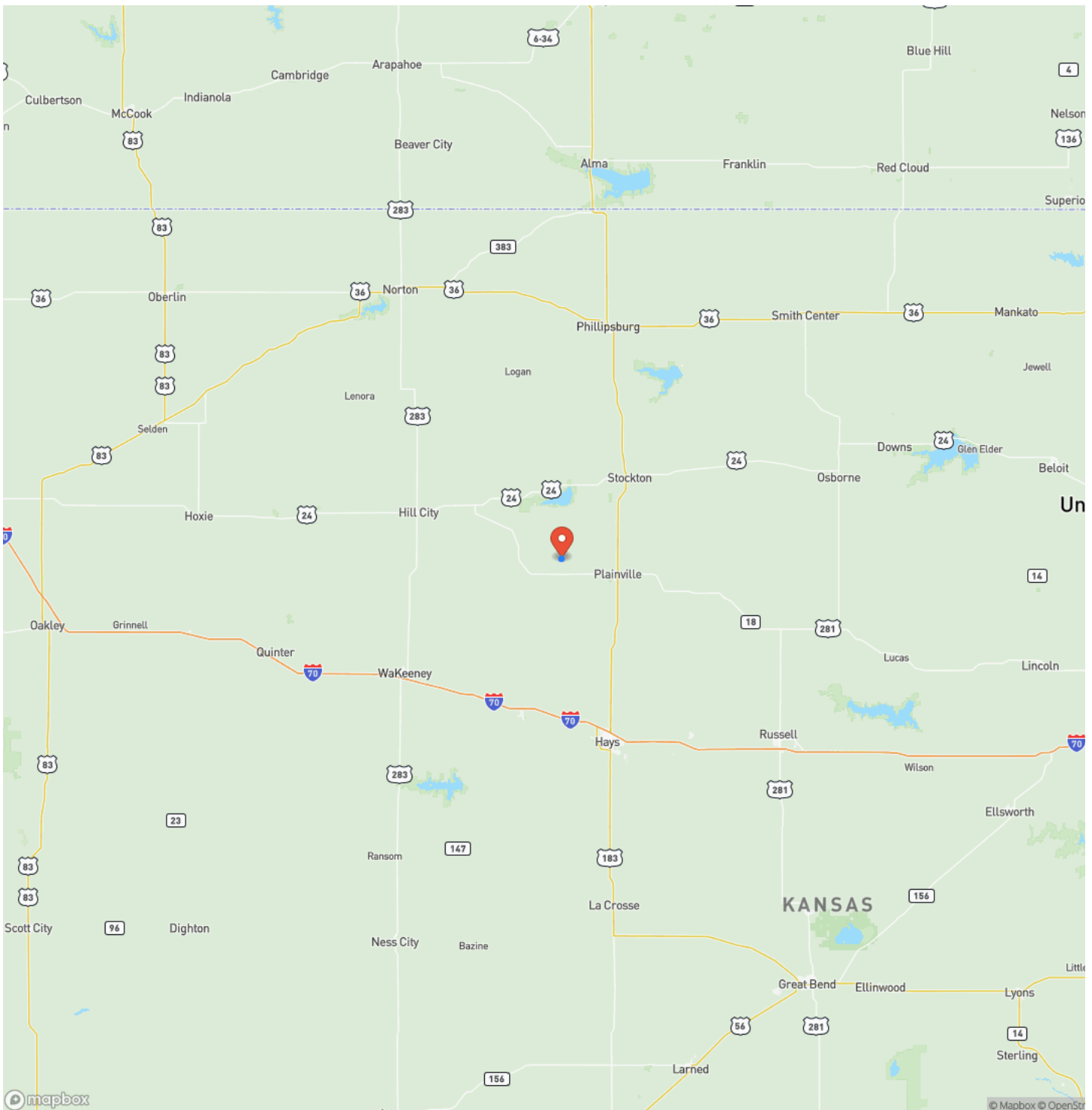
Plainville Hunting/Tillable Farm
Plainville, KS / Rooks County



Locator Map



Locator Map



Satellite Map



Plainville Hunting/Tillable Farm

Plainville, KS / Rooks County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

(785) 672-7134

Email

travis.glassman@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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